

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT MICHAEL D. HENDERSON IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON, BOUNDED BY CORNERS 1 THRU 11 TO 1, INCLUSIVE, AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, BY INSTRUMENT# 000003109.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE THE DESIRE OF THE UNDERSIGNED OWNER AS REQUIRED BY SECTION 15.2-2240 - 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.

Michael D. Henderson June 13, 2000
MICHAEL D. HENDERSON DATE:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, Timothy S. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL D. HENDERSON, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 13 DAY OF JUNE, 2000.

Timothy S. Nash
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-2001

APPROVED:

L. Bane Culum, Act 6-16-00
CITY ENGINEER, CITY OF ROANOKE DATE

John Thomas Passelli 6/15/00
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, ADMITTED TO RECORD AT 2:34 O'CLOCK P.M. ON THIS 16th DAY OF JUNE, 2000, IN MAP BOOK 1, PAGE 2102

BY: Arthur B. Cushman, III
CLERK
Mark H. Hester
DEPUTY CLERK

NOTES:

- OWNER OF RECORD: MICHAEL D. HENDERSON
- LEGAL REFERENCE: INSTRUMENT# 000003109
- TAX MAP NUMBER: 4460105
- CURRENT ZONING: RM 1
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- NO TITLE REPORT FURNISHED, THEREFORE UNCUMBRANCES MAY EXIST OTHER THAN THOSE SHOWN HEREON.
- SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN. SEE FLOOD INSURANCE RATE MAP 51161C0048 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

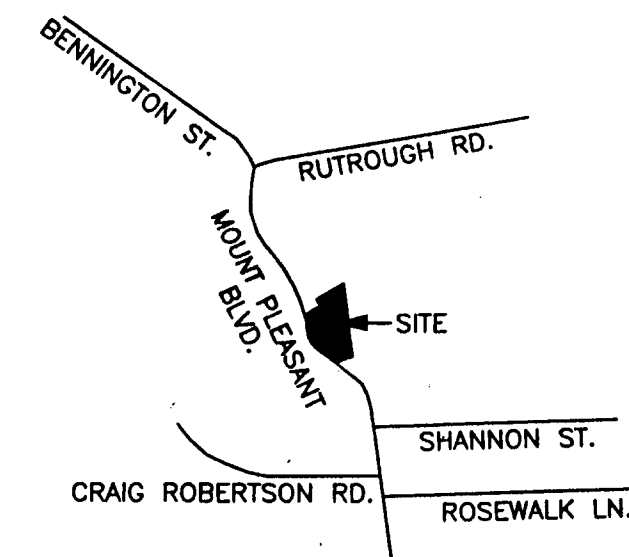
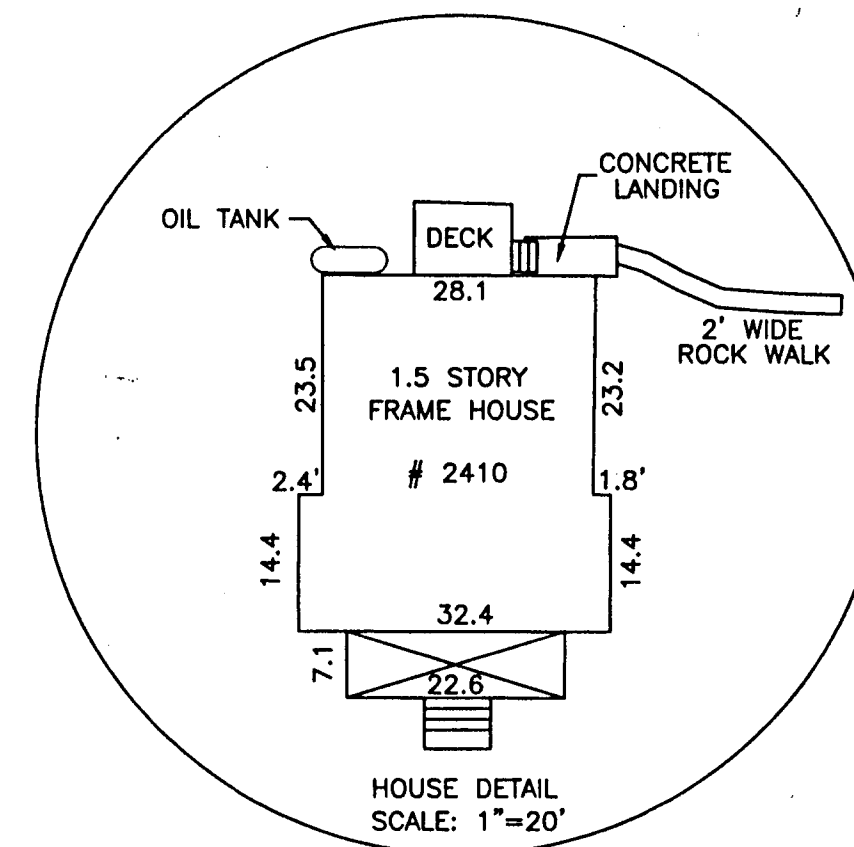
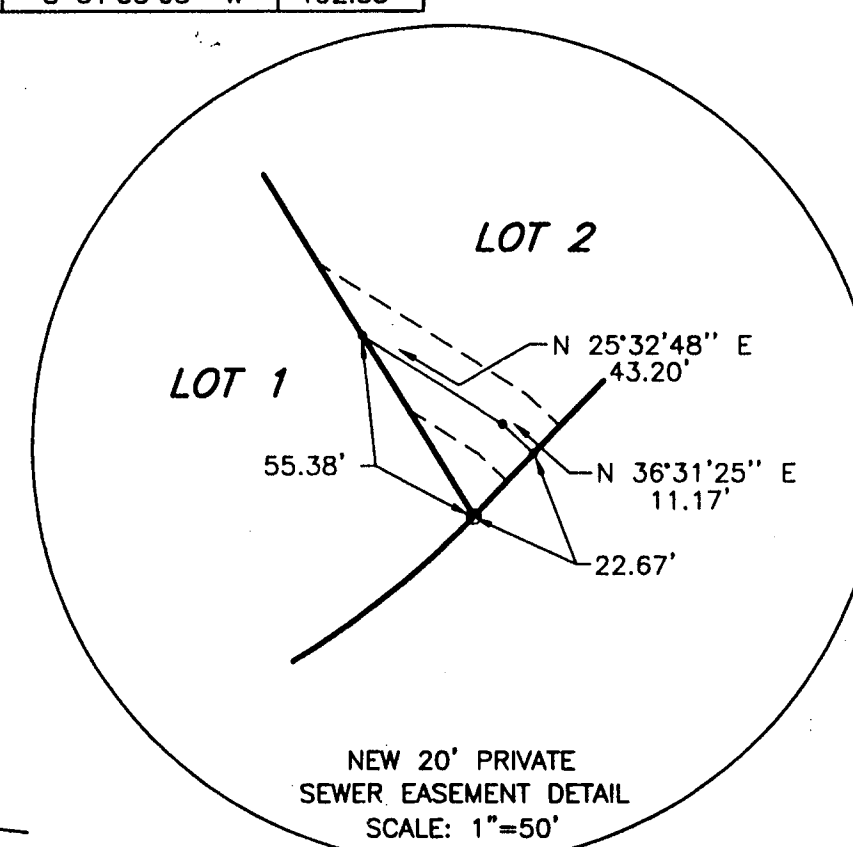
THIS ORIGINAL MAP HAS NOT BEEN REDUCED

CURVE TABLE						
CURVE	DELTA	RAD'	TAN'	ARC'	CHORD'	BEARING
C1	46°01'43"	235.00	99.82	188.79	183.75	N 30°10'23" W
C2	11°28'39"	378.40	38.03	75.80	75.67	N 12°53'51" W
C3	29°06'45"	235.00	61.02	119.41	118.13	N 38°37'52" W
C4	18°54'58"	235.00	34.95	69.38	69.13	N 15°37'00" W
C5	107°41'17"	22.06	30.19	41.46	35.62	N 17°11'31" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°09'31" W	122.41'
L2	N 32°06'35" W	75.12'
L3	N 62°39'01" E	212.39'
L4	S 27°20'59" E	79.00'
L5	S 51°38'08" W	192.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N 66°06'19" E	14.92'
L7	N 84°16'03" E	46.03'
L8	N 78°49'35" E	48.55'
L9	N 37°10'31" W	80.34'

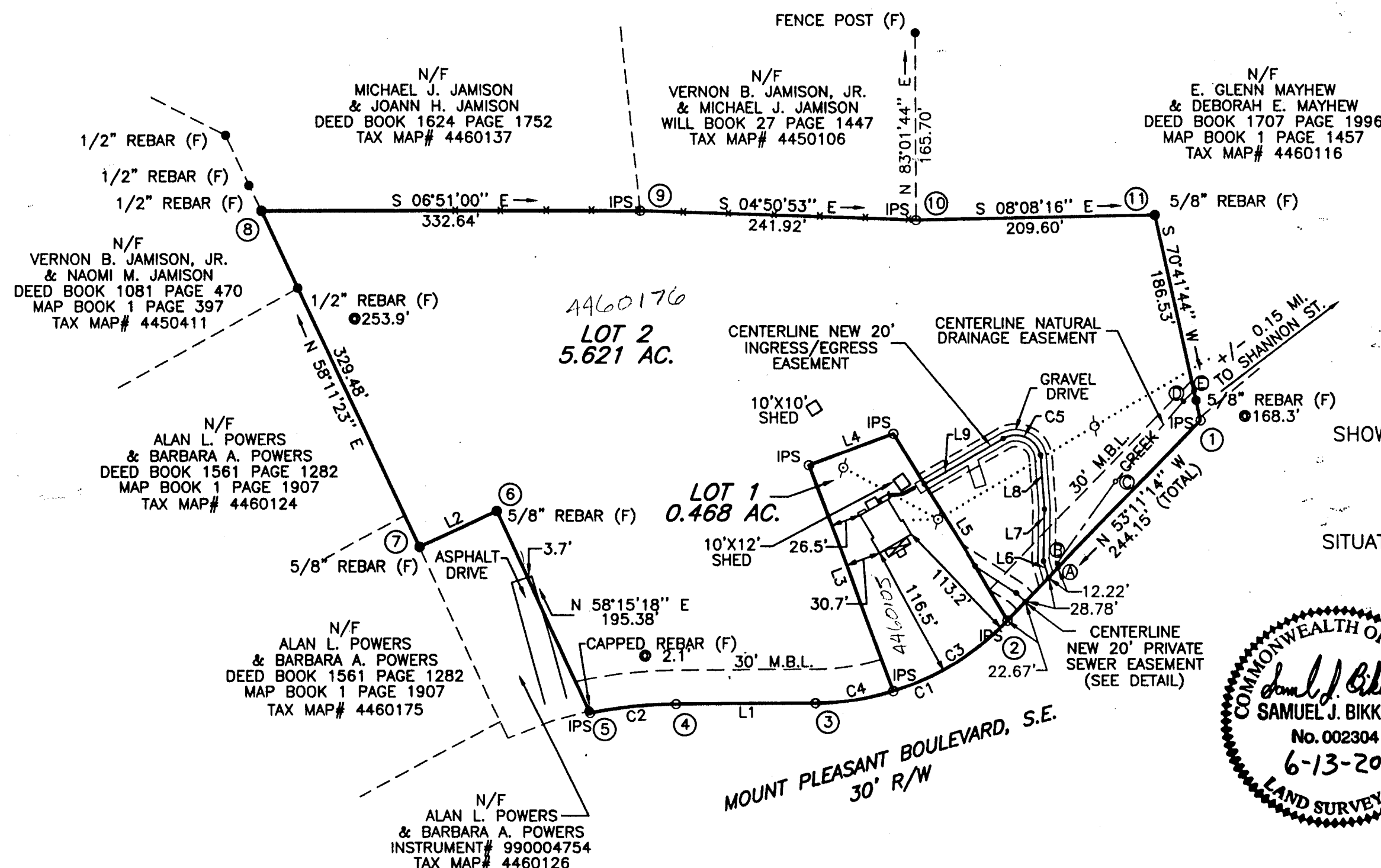
CL NATURAL DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
A-B	N 72°44'35" E	3.58'
B-C	S 61°49'14" E	88.94'
C-D	S 57°03'35" E	92.58'
D-E	S 52°02'53" E	13.03'

VICINITY MAP
NO SCALE

LEGEND	
---	SURVEYED LINES
---	DEED LINES
x-x-x	FENCE
.....	OVERHEAD UTILITIES
o	UTILITY POLE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
(F)	FOUND
IPS	1/2" REBAR SET
AC.	ACRES

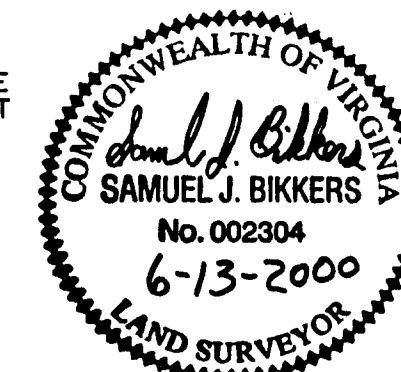
BOUNDARY COORDINATES ASSUMED ORIGIN		
CORNER	NORTHING	EASTING
1	4018.5050	8025.9846
2	4164.7998	7830.5183
3	4323.6557	7738.1623
4	4445.1095	7722.9082
5	4518.8753	7706.0171
6	4621.6749	7872.1722
7	4685.3021	7832.2441
8	4858.9744	8112.2360
9	4528.7089	8151.9101
10	4287.6582	8172.3553
11	4080.1687	8202.0250
1	4018.5050	8025.9846

INSTRUMENT# 000003109



PLAT OF SUBDIVISION
FOR
MICHAEL D. HENDERSON

2410 MOUNT PLEASANT BOULEVARD, S.E.
SHOWING THE DIVISION OF A 6.089 ACRE PARCEL
CREATING HEREON
LOT 1 (0.468 AC.)
LOT 2 (5.621 AC.)
SITUATED ALONG MOUNT PLEASANT BOULEVARD, S.E.
CITY OF ROANOKE, VIRGINIA
APRIL 24, 2000
E.C.I. PROJECT# 00062



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn	SJB	100	0	100	200	300	1"=100'
Designed							4-24-2000
Checked	SJB						PROJECT: 00062
Approved	SJB						1 of 1

Scale 1" = 100'